089.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,046,700 / 1,046,700
					USE VALUE:	1,046,700 / 1,046,700
					ASSESSED:	1,046,700 / 1,046,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCAS JEFFREY H
Owner 2:	LUCAS DEBORAH L
Owner 3:	
Street 1:	100 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURNS DAVID/TRUSTEE -
Owner 2:	5 HEMLOCK ST TRUST -
Street 1:	5 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2003, having primarily Vinyl Exterior and 2885 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6208.000	621,200	1,100	424,400	1,046,700
Total Card	0.143	621,200	1,100	424,400	1,046,700
Total Parcel	0.143	621,200	1,100	424,400	1,046,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.81 | /Parcel: 362.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 56487

GIS Ref

GIS Ref

Insp Date 11/05/18

!7226!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	621,600	1100	6,208.	424,400	1,047,100	1,047,100	Year End Roll	12/18/2019
2019	101	FV	498,300	0	6,208.	430,400	928,700	928,700	Year End Roll	1/3/2019
2018	101	FV	498,300	0	6,208.	321,300	819,600	819,600	Year End Roll	12/20/2017
2017	101	FV	498,300	0	6,208.	291,000	789,300	789,300	Year End Roll	1/3/2017
2016	101	FV	498,300	0	6,208.	278,900	777,200	777,200	Year End	1/4/2016
2015	101	FV	487,700	0	6,208.	236,400	724,100	724,100	Year End Roll	12/11/2014
2014	101	FV	487,700	0	6,208.	224,300	712,000	712,000	Year End Roll	12/16/2013
2013	101	FV	487,700	0	6,208.	213,400	701,100	701,100		12/13/2012

PRINT

Date	Time
12/10/20	21:53:21

LAST REV

Date	Time
07/17/19	09:58:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7226

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS DAVID/TRU	41110-203		10/3/2003		659,000	No	No		
HEMLOCK ST RT	36992-176		11/8/2002	No Prior Val	480,000	No	No		
SOPAS MANUEL F	26306-263		5/10/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2003	70	New Buil	150,000	C		G5	GR FY05	

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Meas/Inspect	163	PATRIOT
6/16/2004	MLS	HC	Helen Chinal
6/15/2004	Data Entry	BR	B Rossignol
4/26/2004	External Ins	BR	B Rossignol
5/3/2003	Inspected	BR	B Rossignol
10/26/2000	Hearing N/C	163	PATRIOT
1/24/2000	Vacant Lot	163	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6208		Sq. Ft.	Site		0	70.	0.98	5									424,370						424,400	

Total AC/HA: 0.14252 | Total SF/SM: 6208 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,370 | Spl Credit | Total: 424,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE / BL		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	1 - Plywood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04444027
Const Adj.:	0.96959996
Adj $ / SQ:	126.586
Other Features:	134089
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630658
Depreciation:	9460
Depreciated Total:	621198

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 2			HB 1		

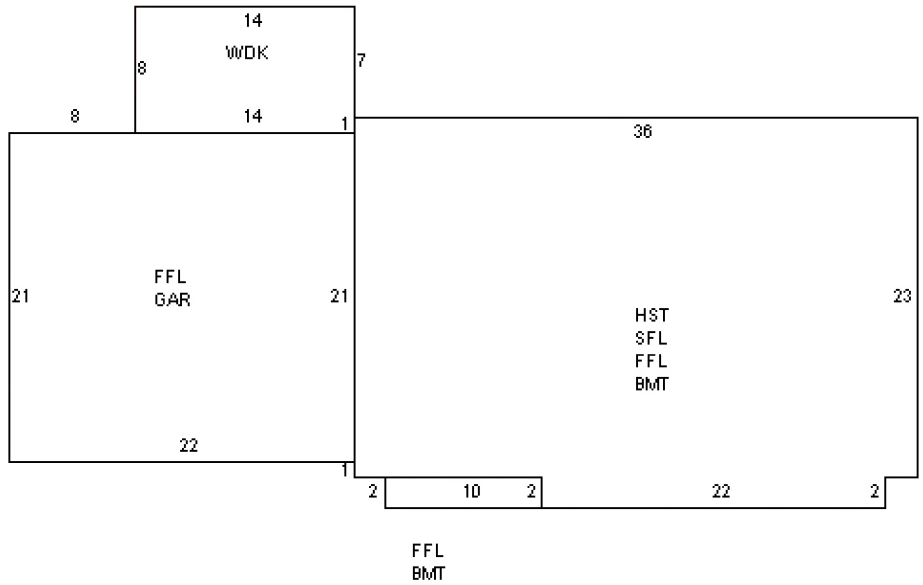
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.17
Special Features:	0	Val/Su Net:	150.48
Final Total:	621200	Val/Su SzAd	233.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,354	126.590	171,398
BMT	Basement	892	44.150	39,379
SFL	Second Floor	872	126.590	110,383
GAR	Garage	462	19.790	9,143
HST	Half Story	436	126.590	55,192
WDK	Deck	112	14.470	1,621
	Net Sketched Area:	4,128	Total:	387,116
Size Ad	2662	Gross Are	4564	FinArea 2885

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X37	A	AV	2003	3.26	T	12.8	101			1,100			1,100

More: N	Total Yard Items:	1,100	Total Special Featues:		Total: 1,100